



**NOTICE AND AGENDA
CITY COUNCIL
TUESDAY, NOVEMBER 7, 2023, 7:30 P.M.
REGULAR CITY COUNCIL MEETING**

Notice is hereby given that the City Council of the City of Glenn Heights, Texas will hold a Regular Called City Council Meeting on Tuesday, November 7, 2023, beginning at 7:30 P.M., in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, as prescribed by Vernon's Texas Civil Statutes, Government Code Section §551.041, to consider and possibly take action on the following agenda items. Items do not have to be taken in the same order as shown in this meeting Notice and Agenda.

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members, including the presiding officer, will be physically present at the location noted above on this Agenda.

This Notice and Meeting Agenda, and the Agenda Packet, are posted online at <https://www.glennheightstx.gov/129/Agendas-Minutes>.

This City Council Meeting will be live streamed at <https://www.glennheightstx.gov/229/City-Council-Meeting-Videos>.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

PROCLAMATIONS

- Texas Municipal Courts Week, November 6-10, 2023
- National Native American Heritage Month, November 2023

EVENTS

- Veterans 5k Run/Walk, November 11, 2023, 7:30 A.M. - 12:00 P.M., City Center Courtyard, 1938-C South Hampton Road, Glenn Heights, TX 75154
- Season of Service - Nominate a Neighbor (Thanksgiving Meal Basket) - November 8, 2023 - November 22, 2023

For detailed information regarding each event, please visit the City's website at www.glennheightstx.gov.

STAFF INTRODUCTIONS - Clifford Blackwell, City Manager

CONSENT AGENDA

1. Discuss and take action to approve the City Council Meeting Minutes of the October 17, 2023, City Council Meeting. (Brandi Brown, City Secretary)

AGENDA

1. Discuss and take action on Resolution R-32-23, a Resolution of the City Council of the City of Glenn Heights, Texas, casting its votes to elect Directors for the Ellis Appraisal District for the Years 2024-2025. (Brandi Brown, City Secretary)
2. Discuss and take action on Resolution R-33-23, a Resolution of the City Council of the City of Glenn Heights, Texas, approving a third amendment to the City of Glenn Heights Owner's Representative Consultant Services Agreement for the City facilities design-build project; authorizing the City Manager to execute the same; and providing an effective date. (Keith Moore, Deputy City Manager)
3. Discuss and take action authorizing issuance of a change order under the City's design-build contract with Grossman Design Build for the City Center Project in an amount not to exceed \$1,492,500.00 for the purpose of upgrading site development for the construction of an All-Abilities Park and authorizing the City Manager to sign the change order and all necessary and related documents. (Keith Moore, Deputy City Manager)

ADJOURNMENT

In accordance with the Americans with Disabilities Act, if you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodations, please contact the City Secretary at least 48 hours in advance of the event at 972-223-1690 ext. 125 or email brandi.brown@glennheightstx.gov. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

I, Brandi Brown, City Secretary, do hereby certify that the above Meeting Notice and Agenda was posted in a place convenient to the Public at Glenn Heights City Hall, 1938-C South Hampton Road, Glenn Heights, Texas by 5:00 P.M. on Friday, November 3, 2023.

Pursuant to Section 551.071 of the Texas Government Code, the City Council reserves the right to consult in closed session with its attorney at any time during the course of this meeting and to receive legal advice regarding any item listed on this agenda.

Brandi Brown, City Secretary

PROCLAMATION



Office of the Mayor • City of Glenn Heights

**Texas Municipal Courts Week
Glenn Heights Municipal Court of Record
November 6-10, 2023**

WHEREAS, the Texas Legislature has designated the first week of November each year as “Municipal Courts Week” per Resolution 75 of the 88th legislative session and TEXAS GOVERNMENT CODE Section 391.004; and

WHEREAS, municipal courts provide the citizens of the Lone Star State with a local forum where questions of law and fact can be resolved in regard to alleged violations of state law and municipal ordinances; and

WHEREAS, municipal court employees are responsible for a wide range of duties, including filing and processing court documents, maintaining court records, preparing and issuing notices and summonses, collecting fines and fees, and providing assistance to the public; and

WHEREAS, because citizens come into contact with municipal courts more often than any other type of court, the administration of justice at the municipal level plays a large part in influencing the public’s overall impression of the Texas judicial system; and

WHEREAS, municipal courts in Texas also play a vital role in preserving public safety, protecting the quality of life for area residents, and deterring future criminal behavior, and it is indeed fitting to recognize municipal judges and court personnel for their exemplary dedication to the communities they serve; and

WHEREAS, the Mayor, City Council, and city leaders of the City of Glenn Heights wish to join the State in recognizing the Glenn Heights Municipal Court; Cass Robert Callaway, presiding Judge, Angela Adkins Downes, Associate Judge, and especially, our Court Administrator, Karen McGee, who displays exemplary professionalism, an unwavering positive attitude, and grace and kindness in how she interacts with our staff and the public. And we must not forget, Karen is also the employee who cooked this year’s Fall Festival winning chili for her team – the Red Hot Chili Mommas.

NOW, THEREFORE, I, Sonja A. Brown, Mayor of the City of Glenn Heights, Texas, do hereby proclaim the week of November 6-10, 2023, as **Texas Municipal Courts Week** in the City of Glenn Heights, Texas. I urge all citizens to join me in recognizing the important work of the Glenn Heights Municipal Court and to thank the court team for their dedication to serving our community.

IN WITNESS WHEREOF, I have hereunto set my hand this seventh day of November in the year of our Lord two thousand twenty-three.

Sonja A. Brown, Mayor
Glenn Heights, Dallas County, Texas

PROCLAMATION



Office of the Mayor • City of Glenn Heights

**National Native American Heritage Month
November 2023**

WHEREAS, Native Americans have helped shape the future of the United States through every turn of our history. During National Native American Heritage Month, we pledge to maintain the meaningful partnerships we have with tribal nations; and

WHEREAS, over our long-shared history, there have been too many unfortunate chapters of pain and tragedy, discrimination and injustice. We must acknowledge that history while recognizing that the future is still ours to write. We must continue to work to better protect sacred lands and restore many acres of tribal homelands, and continue to strengthen tribal sovereignty in criminal justice matters, including through the Tribal Law and Order Act; and

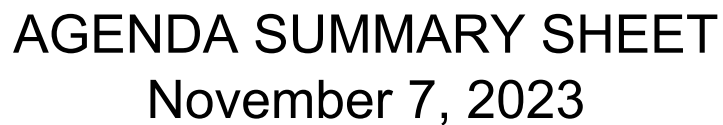
WHEREAS, in recognition of the immeasurable contributions that Native Americans have made to our Nation, we must continue to advocate for expanding opportunities. Supporting a tribal education system, and tribal colleges and universities is imperative – not only to prepare Native youth for the demands of future employment, but also to promote their own tribal languages and cultures. These things will connect more young people and foster a national dialogue to empower the next generation of Native leaders; and

WHEREAS, this month, let us celebrate the traditions, languages, and stories of Native Americans and ensure their rich histories and contributions can thrive with each passing generation – let us continue to build on the advancements we have made. With sustained effort and unwavering optimism, we can ensure a vibrant and resilient future filled with possibility and prosperity.

NOW, THEREFORE, I, Sonja A. Brown, Mayor of the City of Glenn Heights, Texas, do hereby proclaim November 2023 as **National Native American Heritage Month**. I call upon all residents to commemorate this month with appropriate programs and activities.

IN WITNESS WHEREOF, I have hereunto set my hand this seventh day of November in the year of our Lord two thousand twenty-three.

Sonja A. Brown, Mayor
Glenn Heights, Dallas County, Texas



Discuss and take action to approve the City Council Meeting Minutes of the October 17, 2023, City Council Meeting. (Brandi Brown, City Secretary)

[illegible]

**MINUTES OF THE CITY COUNCIL OF
THE CITY OF GLENN HEIGHTS, TEXAS**

OCTOBER 17, 2023

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 17th day of October 2023, the City Council of the City of Glenn Heights, Texas, met in a Regular Called City Council Meeting in the City Hall, City Council Chambers, located at 1938-C South Hampton Road, Glenn Heights, Texas, 75154, with the following members present:

CITY COUNCIL:

Sonja A. Brown	*	Mayor
Sherron Mosley	*	Council Member, Place 1
Travis Bruton	*	Council Member, Place 3
Stephanne Hale	*	Council Member, Place 4
Cornel Benford II	*	Council Member, Place 6

STAFF:

Keith Moore	*	Interim City Manager
Clifford Blackwell	*	Deputy City Manager
Brandi Brown	*	City Secretary
Parviz Pourazizian	*	Director of Planning & Development Services
Nick Williams	*	Interim Fire Chief

CONSULTANT:

Victoria Thomas	*	City Attorney's Office
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CALL TO ORDER

Mayor Sonja A. Brown called the City Council Meeting to order at 7:02 P.M., with a quorum of the City Council present.

INVOCATION

Mayor Sonja A. Brown delivered the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Sonja A. Brown led the assembly in the Pledge of Allegiance.

PUBLIC COMMENT

There were no Public Comments.

RECOGNITIONS

Nick Williams, Interim Fire Chief, recognized the following Glenn Heights Fire Department Staff: Honore Britton, Jason Cates, Chris Romero, John Chapman, and Seth Reece for their outstanding service while delivering a baby while the Mother was en route to the hospital.

He also acknowledged the following Methodist Charlton Medical Center Staff who were in attendance and had recently facilitated a Labor and Delivery training session for the Glenn Heights Fire Department: Fran Laukaitis, President, Mohammad Aslam, Vice President, Jimmy White, Manager of Business Emergency Services, Duck Hawkins, EMS Liaison, Kimberly Burgess, NPG Generalist, Lisa Cawthon, Director of Nursing & Professional Development, and Amerily Barahona, Nursing Manager.

EVENTS

Mayor Sonja A. Brown announced the following events:

- Fall Festival, October 28, 2023, 5:00 P.M. - 8:00 P.M., City Center Courtyard, 1938-C South Hampton Road, Glenn Heights, Texas 75154
- Veterans Day Online Tribute, November 6, 2023, 12:00 P.M. Requests to Honor a Veteran for the Veterans Day Tribute Slide Show will be accepted October 21, 2023 - November 3, 2023.
- Veterans 5k Run/Walk, November 11, 2023, 8:00 A.M. - 11:00 A.M., route to be determined.

STAFF INTRODUCTIONS

Keith Moore, Interim City Manager, requested that this item be moved to the next Council Meeting.

CONSENT AGENDA

1. Discuss and take action to approve the Minutes of September 19, 2023, joint meeting of the City Council of the City of Glenn Heights, Texas and the Board of Directors of the Glenn Heights Housing Finance Corporation. (Brandi Brown, City Secretary)
2. Discuss and take action to approve the City Council Meeting Minutes of the October 3, 2023, City Council Meeting. (Brandi Brown, City Secretary)
3. Discuss and take action to adjust the start time of the November 7, 2023, Regular Called City Council Meeting to 7:30 P.M. as that is also the date of the 2023 General and Constitutional Amendment Election. (Brandi Brown, City Secretary)
4. Plat Case PP-009-23: Discuss and take action to approve a Preliminary Plat Request by Anel Rodriguez, on behalf of Carlos Vargas for Vargas Estate. This Preliminary Plan request is for an addition to the City of Glenn Heights, Texas, being 8.062 acres, that is situated in the Elisha Chamber Survey, Abst. No. 240, Glenn Heights, Dallas County, Texas. (Parviz Pourazizian, Director of Planning and Development Services)

5. Plat Case FP-010-23: Discuss and take action to approve a Final Plat Request by Anel Rodriguez, on behalf of Carlos Vargas for Vargas Estate. This Final Plat request for an addition to the City of Glenn Heights, Texas, being 8.062 acres, situated in the Elisha Chamber Survey, Abst. No. 240, Glenn Heights, Dallas County, Texas. (Parviz Pourazizian, Director of Planning and Development Services)
6. Plat Case FP-011-23: Discuss and take action to approve a Replat Request by Steven Uetrecht (Wildwood Development Co.), on behalf of Oak Leaf Estates, LLC for Holly Wood Estate Phase 4. This Replat, being 45.909 acres, situated in the John S Patton Survey, Abst. No. 841 and William C. Berry Survey, Abst. No. 74, Glenn Heights, Ellis County, Texas. (Parviz Pourazizian, Director of Planning and Development Services)
7. Discuss and take action to approve Ordinance O-14-23, an Ordinance of the City Council of the City of Glenn Heights, Texas, amending the Zoning Ordinance and Map of the City of Glenn Heights, by changing the Zoning Classification from Single-Family Residential-3 (SF-3) to Single-Family Residential-3 with A Specific Use Permit for freestanding carport (SF-3 SUP) for an approximately 0.234 acre tract of land being commonly known as 303 Mesa Court, Glenn Heights, Dallas County, Texas. (Second Reading) (Parviz Pourazizian, Director of Planning and Development Services)
8. Acknowledge receipt of the September 2023 Financial Reports. (Sherry Roberts, Senior Financial Analyst)

Mayor Sonja A. Brown requested to remove Consent Agenda Item 6 for discussion.

Council Member Travis Bruton requested to remove Consent Agenda Item 8 for discussion.

Council Member Travis Bruton made a motion to approve Consent Agenda Items 1-5 and 7. Council Member Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Mosley, Bruton, Hale, and Benford

Parviz Pourazizian, Director of Planning and Development Services, provided a brief overview of Agenda Item 6.

Council Member Cornel Benford, II made a motion to approve Consent Agenda Item 6. Council Member Stephanie Hale, made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Mosley, Bruton, Hale, and Benford

Deputy City Manager Clifford Blackwell and Sherry Roberts, Senior Financial Analyst, answered Council's questions regarding Consent Agenda Item 8, related to budget amendments.

Council Member Travis Bruton made a motion to approve Consent Agenda Item 6. Council Member Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Mosley, Bruton, Hale, and Benford

AGENDA

Council Member Cornel Benford, II made a motion to move Agenda Item 7 to Agenda Item 1. Council Member Sherron Mosley made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Mosley, Bruton, Hale, and Benford

7. Discuss and take action on Resolution R-31-23, a Resolution of the City Council of the City of Glenn Heights, Texas, approving an Interlocal Cooperation Agreement between the City of Red Oak and the City of Glenn Heights regarding the Uhl Road Improvement Project; authorizing the City Manager to execute the same; providing an effective date.

Keith Moore, Interim City Manager, introduced this item and completed a presentation. Mr. Moore answered Council's questions related to project location and amenities.

Council Member Travis Bruton made a motion to approve Resolution R-31-23, a Resolution of the City Council of the City of Glenn Heights, Texas, approving an Interlocal Cooperation Agreement between the City of Red Oak and the City of Glenn Heights regarding the Uhl Road Improvement Project; authorizing the City Manager to execute the same; providing an effective date. Council Member Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Mosley, Bruton, Hale, and Benford

1. Discuss resident poll results related to proposed modifications in services provided by Community Waste Disposal (CWD).

Clifford Blackwell, Deputy City Manager, introduced this item and completed a presentation regarding the results. Mr. Blackwell answered Council's questions related to total number of responses from both polls, if Staff could notate if someone voted more than once, and the number of households that utilize certain services. CWD Staff completed a presentation regarding current service issues, and answered Council's questions regarding resident complaints and inquiries.

Mayor Sonja A. Brown requested that this item be added to the City Council Retreat Agenda for discussion.

2. Discussion to receive input from City Council regarding Fiscal Year 2023-2024 first quarter Community Engagement Events.

Keith Moore, Interim City Manager, introduced this item and completed a presentation.

Feedback received from City Council included a request to use the Family Center for some events, move the Small Business Expo to the Spring, extend the length of events, and to use portable lighting for outside events.

3. Discuss and take action on Resolution R-27-23, a Resolution of the City Council of the City of Glenn Heights, Texas, approving a Standard Utility Agreement with the State of Texas through the Texas Department of Transportation relative to the expansion of Bear Creek Road Public Works Project; authorizing the City Manager to execute the same; and providing an effective date.

Parviz Pourazizian, Director of Planning and Development Services, introduced this item and answered Council's questions regarding project timelines.

Mayor Sonja A. Brown made a motion to approve Resolution R-27-23, a Resolution of the City Council of the City of Glenn Heights, Texas, approving a Standard Utility Agreement with the State of Texas through the Texas Department of Transportation relative to the expansion of Bear Creek Road Public Works Project; authorizing the City Manager to execute the same; and providing an effective date. Council Member Travis Bruton made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Mosley, Bruton, Hale, and Benford

4. Discuss and take action on Resolution R-28-23, a Resolution of the City Council of the City of Glenn Heights, Texas approving and authorizing the City Manager to execute a Professional Services Agreement between the City of Glenn Heights And Geomatic Solutions, Inc. for surveying services in connection with the Bear Creek Road Expansion Project; and providing for an effective date.

Parviz Pourazizian, Director of Planning and Development Services, introduced this item.

Council Member Stephanie Hale made a motion to approve Resolution R-28-23, a Resolution of the City Council of the City of Glenn Heights, Texas approving and authorizing the City Manager to execute a Professional Services Agreement between the City of Glenn Heights And Geomatic Solutions, Inc. for surveying services in connection with the Bear Creek Road Expansion Project; and providing for an effective date. Council Member Travis Bruton made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Mosley, Bruton, Hale, and Benford

5. Discuss and take action to approve Resolution R-29-23, a Resolution of the City Council of the City of Glenn Heights, Texas, approving Dikita Engineering Task Order Number 09A for design services for Top of the Hill Subdivision water distribution system and drainage ditch, in an amount not to exceed \$64,650.00 and issued under the City's Master Agreement for Professional Services with Dikita Enterprises, Inc.,

D/B/A Dikita Engineering; authorizing the City Manager to execute said Task Order; providing a repealing clause; providing a severability clause; and providing an effective date.

Parviz Pourazizian, Director of Planning and Development Services, introduced this item and answered Council's questions regarding project timelines and who will be doing project designs.

Council Member Travis Bruton made a motion to approve Resolution R-29-23, a Resolution of the City Council of the City of Glenn Heights, Texas, approving Dikita Engineering Task Order Number 09A for design services for Top of the Hill Subdivision water distribution system and drainage ditch, in an amount not to exceed \$64,650.00 and issued under the City's Master Agreement for Professional Services with Dikita Enterprises, Inc., D/B/A Dikita Engineering; authorizing the City Manager to execute said Task Order; providing a repealing clause; providing a severability clause; and providing an effective date. Council Member Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Mosley, Bruton, Hale, and Benford

6. Discuss and take action on Resolution R-30-23, a Resolution of the City Council of the City of Glenn Heights, Texas, approving and authorizing the City Manager to execute a Professional Services Agreement between the City of Glenn Heights and Freese and Nichols, Inc. for the development of water, wastewater, and roadway impact fees; and providing for an effective date.

Parviz Pourazizian, Director of Planning and Development Services, introduced this item and completed a presentation. Mr. Pourazizian answered Council's questions related to payment of services, project fees, and deliverables.

Council Member Sherron Mosley made a motion to approve Resolution R-30-23, a Resolution of the City Council of the City of Glenn Heights, Texas, approving and authorizing the City Manager to execute a Professional Services Agreement between the City of Glenn Heights and Freese and Nichols, Inc. for the development of water, wastewater, and roadway impact fees; and providing for an effective date. Council Member Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Mosley, Bruton, Hale, and Benford

EXECUTIVE SESSION

1. The City Council shall convene into closed, Executive Session:
 - A. pursuant to Texas Government Code section 551.074 – Personnel Matters – to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee, to wit: City Manager.

Council Member Cornel Benford, II made a motion to convene into Executive Session. Council Member Travis Bruton made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Mosley, Bruton, Hale, and Benford

Mayor Sonja A. Brown announced that City Council convened into Executive Session at 8:45 P.M.

2. The City Council shall reconvene into Open Session and take any action arising from Executive Session:
 - A. pursuant to Texas Government Code section 551.074 – Personnel Matters – to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee, to wit: City Manager.

Council Member Travis Bruton made a motion to reconvene into Open Session. Council Member Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Mosley, Bruton, Hale, and Benford

Mayor Sonja A. Brown announced that City Council reconvened into Open Session at 9:45 P.M. and that no action was taken.

Council Member Stephanie Hale made a motion authorizing the Mayor to execute an Employment Agreement with Clifford Blackwell for the position of City Manager, with a base annual compensation of \$200,000.00, and on terms to be included in said Agreement, which will be filed with the City Secretary's Office. Council Member Cornel Benford, II made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Mosley, Bruton, Hale, and Benford

ADJOURNMENT

Council Member Cornel Benford, II made a motion to adjourn. Council Member Travis Bruton made the second. The motion carried with the following record vote:

VOTE 5 Ayes – Brown, Mosley, Bruton, Hale, and Benford

Mayor Sonja A. Brown adjourned the meeting at 9:48 P.M.

Sonja A. Brown, Mayor

Attest:

Brandi Brown, City Secretary

Passed and approved on the 7th day of November 2023



Discuss and take action on Resolution R-32-23, a Resolution of the City Council of the City of Glenn Heights, Texas, casting its votes to elect Directors for the Ellis Appraisal District for the Years 2024-2025. (Brandi Brown, City Secretary)

[illegible]



ELLIS APPRAISAL DISTRICT
400 Ferris Ave * PO Box 878
Waxahachie, Texas 75168
972-937-3552 * Toll Free 1-866-348-3552
ecad@elliscad.com

Board of Directors
T. Walter Erwin, Chairman
Diana B. Muckleroy, Secretary
David Hurst, Member
Richard Keeler, Member
Ken Marks, Member
Richard Rozier, Non-voting Member

Kathy Rodrigue, Chief Appraiser

September 12, 2023

Voting Taxing Units of the Ellis Appraisal District:

It is election time and the **2024-2025 Board of Directors Taxing Unit Voting Entitlements** are enclosed.

*This election is for 2024. SB2 becomes effective 7/1/2024 and Section 6.0301 requires another election to take place prior to December 31, 2024 to appoint five directors who will begin serving January 1, 2025. In that election, two of these appointed directors will serve a term of one year and three will serve a term of three years. I am seeking counsel on how this will be determined, but do not have an answer yet. This is only to inform you, as I understand this new law, there will be another election in 2024.

The FIRST step for in this process is NOMINATIONS. Each taxing unit may **nominate by resolution** adopted by its governing body (sample enclosed) one candidate for each position to be filled on the board of directors. The presiding officer of the governing body of the unit shall submit the name(s) of the unit's nominee(s) to the chief appraiser before October 15th.

Before October 30th, the chief appraiser will prepare a ballot, listing the candidates and shall deliver a copy of the ballot to the presiding officer of your unit. **The SECOND step for you in this process is to VOTE.** The governing body shall determine its **vote by resolution** (sample enclosed) and submit it to the chief appraiser before December 15th. Your voting entitlement may be cast for one candidate or distributed as the governing body chooses. It takes **834 votes** to secure a position on the board. The chief appraiser will count the votes, declare the five candidates who received the largest cumulative vote totals elected, and submit the results before December 31st to each governing body. **Taxing Units with more than 5% of the total vote are listed on separate page and have additional requirements under Section 6.03(k-1).**

Please mark these dates for the governance of the Ellis Appraisal District:

Before October 15	Your governing body submits candidate(s) name(s) (with bio) to the chief appraiser
Before October 30	I will prepare and deliver a ballot to the presiding officer of your unit
Before December 15*	Your governing body will vote by resolution and submit to the chief appraiser
Before December 31	I will send the results of the election to each governing body

Please make plans on your scheduled meetings to consider and act on these matters. Your vote is very important to the continued dedicated leadership of this board.

I have asked the current board members about their interest in serving another term. Walter Erwin, Dani Muckleroy, Richard Keeler and David Hurst are willing to continue to serve. I am enclosing the history of the current board members.

So that all taxing units in the election are familiar with new candidates, **please submit a short bio and contact information** (email and cell phone) **for any newly nominated candidate.** Please contact me if you have any questions.

Respectfully submitted,

Kathy Rodrigue, RPA

Taxing Units with More than 5% of Total Votes in Board of Directors Election

SECTION 3. Section 6.03, Tax Code, is amended by amending Subsection (k) and adding Subsection (k-1) to read as follows:

(k) Except as provided by Subsection (k-1), the [The] governing body of each taxing unit entitled to vote shall determine its vote by resolution and submit it to the chief appraiser before December 15. The chief appraiser shall count the votes, declare the five candidates who receive the largest cumulative vote totals elected, and submit the results before December 31 to the governing body of each taxing unit in the district and to the candidates. For purposes of determining the number of votes received by the candidates, the candidate receiving the most votes of the conservation and reclamation districts is considered to have received all of the votes cast by conservation and reclamation districts and the other candidates are considered not to have received any votes of the conservation and reclamation districts. The chief appraiser shall resolve a tie vote by any method of chance.

(k-1) This subsection applies only to an appraisal district established in a **county with a population of 120,000 or more**. The governing body of each taxing unit entitled to **cast at least five percent of the total votes** must determine its vote by resolution adopted **at the first or second open meeting of the governing body that is held after the date the chief appraiser delivers the ballot to the presiding officer of the governing body**. The governing body must **submit its vote to the chief appraiser not later than the third day following the date the resolution is adopted**.

This law applies to the following taxing units that make up 85% of the total votes:

Ellis County	15.00%	with 750 votes
Ennis ISD	9.45%	with 473 votes
Midlothian ISD	20.38%	with 1,019 votes
Red Oak ISD	7.86%	with 393 votes
Waxahachie ISD	18.19%	with 910 votes
City of Midlothian	7.21%	with 360 votes
City of Waxahachie	6.91%	with 346 votes

2024 Ellis Appraisal District Board of Directors' Candidate Information

Please find information for the nominated candidates:

Rusty Ballard

Cornel Benford II

Travis Bruton

Walter Erwin

David Hurst

Rick Keeler

Sherron Mosley

Dani Muckleroy

Machanta Newson

George Ricks

Rusty Ballard – Mr. Ballard was nominated by Ellis County. Mr. Ballard is a longtime resident of Ellis County and has lived primarily in the Forreton area for the past 40 years. Over the years Mr. Ballard has served the community in public office and city commissions for Ellis County and the City of Waxahachie. He received his Bachelor of Science degree in Criminal Justice from the University of Texas at Arlington and his Master of Science degree in Forensic Studies from Stevenson University. Mr. Ballard works as a claims investigator for CoventBridge Group LLC focusing on the insurance industry.

Cornel Benford II - Mr. Benford was nominated by the City of Glenn Heights. Mr. Benford earned his Bachelor of Science in Information Systems from DePaul University in Chicago. His career started in 2012 in California working for 3M. Since 2015 Mr. Benford began in the Pharmaceuticals Industry as a Primary Healthcare Representative I. Mr. Benford moved to Texas in 2017 and continued in the Healthcare arena as a Sales Representative at Pfizer, an Oncology Sales Representative for Ferring Pharmaceuticals, a Sales Representative at Romark Pharmaceuticals, and an ADHD Account Manager at Ironshore Pharmaceuticals. In 2022 Mr. Benford became a Solution Architect at Leica Biosystems.

Travis Bruton - Mr. Bruton was nominated by the City of Glenn Heights. Mr. Bruton earned his Bachelor of Business Administration in Finance at the University of Memphis and his Master of Business Administration at American Intercontinental University in Florida. His career started as an Accountant working with The ADT Corporation in Security Services in Florida. In 2013 Mr. Bruton moved to Texas to work with the Westwood Holding Group, followed by McKesson and Trinity Industries, Inc. as a Senior Accountant. In 2020, Mr. Bruton became the Principal Owner of Total Mortgage and Lending Solutions. He has served the City of Glenn Heights creating the first Youth Advisory Council and was elected in 2017 and 2021 as a City Councilman. He also served as the Vice Chair of the Small Cities Council with the National League of Cities.

Walter Erwin - Mr. Erwin was nominated by the City of Midlothian. Mr. Erwin has served on the Ellis Appraisal District Board of Directors as the Chairman of the Board of Directors in 2022 and 2023 and as a Member for a part of 2021. He was in the US Army Reserve from 1964-1971 while simultaneously earning his BBA from the University of Texas. From 1973-2018, he was the President and CEO of Erwin Distributing Co, Inc. DBA Wally's Party Factory while also founding Party Club of America and was co-owner/founder of Halloween and Party Expo, selling these businesses by 2018. Mr. Erwin remains the Managing Member of Erwin Properties, LP (I & II) and remains on the Ennis State Bank Board of Directors since 1985. He volunteered as the Vice-President of the Ennis Industrial Foundation in the 1970-80's and the Trinity River Authority of Texas from 1982-1993, serving as the President of their Board of Directors from 1991-1993.

David Hurst - Mr. Hurst was nominated by the City of Midlothian and Midlothian ISD. Mr. Hurst has served on the Ellis Appraisal District Board of Directors as a Member for a portion of 2023. He has been a resident of Ellis County since 1994. Mr. Hurst has been a licensed Texas Architect since September 1988 after graduating from the School of Architecture at the University of Texas. Professionally he has served as CEO for Integrated Builders from 2000-2008, Vice President of Southern Cross from 2009-2011 and is currently President of Falcon Construction Advisors. Mr. Hurst is the Former President and Chairman of the Board for Midlothian Economic Development Corporation.

2024 Ellis Appraisal District Board of Directors' Candidate Information

Please find information for the nominated candidates:

Rusty Ballard

Cornel Benford II

Travis Bruton

Walter Erwin

David Hurst

Rick Keeler

Sherron Mosley

Dani Muckleroy

Machanta Newson

George Ricks

Richard (Rick) Keeler - Mr. Keeler was nominated by the City of Midlothian. Mr. Keeler has served on the Ellis Appraisal District Board of Directors as a Member for 2022-2023. He has been a resident of Waxahachie since 1985, serving on the Waxahachie Planning and Zoning Commission as Chairman, on the City of Waxahachie Economic Development Commission and on the Steering Committee for the Waxahachie Economic Development Plan. He attended De Soto High School, received a BBA in Finance from Sam Houston State University and attended the School of Banking of the South at Louisiana State University. Professionally, Mr. Keeler has been with Options Real Estate Investments, Inc. since 1996, from 1981-1996 worked with Community and Commercial Banking and is a member of the Congress for the New Urbanism. He volunteers with Waxahachie Youth Baseball and the Waxahachie YMCA.

Sherron Mosley – Mr. Mosley was nominated by the City of Glenn Heights. He is a Real Estate Agent at JPAR-Arlington Real Estate and served as a Safety Officer at The Potter's House from 2017-2021. Mr. Mosley is a City Councilmember for the City of Glenn Heights.

Dani Muckleroy - Ms. Muckleroy was nominated by the City of Midlothian. Ms. Muckleroy has served on the Ellis Appraisal District Board of Directors as the Secretary for 2022-2023 and as a Member for a part of 2021. Ms. Muckleroy has been a resident of Ovilla for 28 years. She owned a retail gift shop in Duncanville for 14 years. She is a volunteer and supporter of several non-profit groups that meet the needs of marginal families with an emphasis on children. She has served on the Advisory Council of the Ellis County Salvation Army for 13 years and on the Board at Daniel's Den for one term. She presently serves, using her many years in accounting, on the Finance Committee of First United Methodist Church of Red Oak, understanding budgets and the reason for them. Ms. Muckleroy is a CASA volunteer and a mentor at Red Oak High School.

Manchanta Newson - Ms. Newson was nominated by the City of Glenn Heights. Ms. Newson earned her Bachelor of Social Work at Mississippi State University in 2003 and her Master of Science in Social Work in 2006 from the University of Tennessee. She started her career in 2006 as a Clinical Therapist and in 2007 moved into working in many different roles with the Department of Veterans Affairs, continuing currently as a Medical Foster Home Coordinator/Social Work Supervisor with the VA. Ms. Newson also is the Executive Director of Kennedy Kares in Glenn Heights and a Psychotherapist/Owner of Village Counseling & Consulting PLLC in Ovilla. She is a Licensed Clinical Social Worker in Texas and Tennessee and a Texas Board Approved Clinical Supervisor. Ms. Newson is a member of the Academy of Clinical Social Workers and an Active Member of the National Association of Social Workers. Ms. Newson has served as a City Councilmember for the City of Glenn Heights since 2017.

George Ricks - Mr. Ricks was nominated by the Midlothian ISD. Mr. Ricks graduated in 1977 with a Bachelor of Science in Chemical Engineering from the University of Oklahoma and in 1990 earned his Master of Business Administration from the University of Texas at Dallas. From 1977-2006 in Texas, he held positions including Petroleum Engineer, Sr. Drilling Engineer, Production Engineer, Contract Engineer, Sr. Engineering Specialist for companies such as Hunt Energy, Sunmark Exploration, May Petroleum, American Oil Partners, and Anadarko Petroleum Corporation. From 2007 to 2013, he was a Sr. Production Engineer for Reef Exploration, LP, and a Sr. Staff Operations Engineer for Pioneer Natural Resources from 2013-2019. Mr. Ricks retired in May of 2019.

Taxing Unit: City of Glenn Heights

Resolution No. R-32-23

RESOLUTION OF **VOTES CAST** TO ELECT DIRECTORS FOR THE ELLIS
APPRAISAL DISTRICT FOR THE YEARS 2024-2025*

WHEREAS, Section 6.03 (k) of the Texas Property Tax Code, requires that each taxing unit entitled to vote cast their vote by Resolution and submit results of that vote to the Chief Appraiser of the Ellis Appraisal District before December 15, 2023.

THEREFORE, the City of Glenn Heights submits the attached Official Ballot, as issued by the Chief Appraiser, stating the votes cast for candidates in the 2024-2025 Board of Directors' Election for the Ellis Appraisal District.

ACTION TAKEN this 7th day of November 2023, in a Regular Session of the governing body of the above mentioned taxing unit; as authorized under Section 6.03 of the Texas Property Tax Code, for the purpose of casting votes to elect the Board of Directors of the Ellis Appraisal District.

This Resolution shall be effective immediately upon approval.

PASSED AND APPROVED this the 7th day of November 2023.

APPROVED:

Sonja A. Brown, Mayor

ATTEST:

APPROVED AS TO FORM:

Brandi Brown, City Secretary

Victoria W. Thomas, City Attorney

*This election is for 2024. SB2 becomes effective 7/1/2024 and Section 6.0301 requires another election to take place prior to December 31, 2024 to appoint five directors who will begin serving January 1, 2025.

In that election, two of these appointed directors will serve a term of one year and three will serve a term of three years. I am seeking counsel on how this will be determined, but do not have an answer yet. This is only to inform you, as I understand this new law, there will be another election in 2024.

OFFICIAL BALLOT
TO
ELECT THE 2024 BOARD OF DIRECTORS
FOR THE ELLIS APPRAISAL DISTRICT

Issued to: **CITY OF GLENN HEIGHTS**

Number of Votes: **37**

Directions: Please enter the number of votes cast on the blank space opposite the name of the candidate. You may cast all of your votes for one candidate or divide your votes among any number of the candidates.

<u>CANDIDATES</u>	(listed alphabetically)
RUSTY BALLARD	_____
CORNEL BENFORD II	_____
TRAVIS BRUTON	_____
WALTER ERWIN	_____
DAVID HURST	_____
RICK KEELER	_____
SHERRON MOSLEY	_____
DANI MUCKLEROY	_____
MACHANTA NEWSON	_____
GEORGE RICKS	_____

Issued under my hand this 22nd day of October, 2023.



Kathy A. Rodriguez, RPA
Chief Appraiser
Ellis Appraisal District

Texas Property Tax Code Sec. 6.03. Board of Directors.

(a) The appraisal district is governed by a board of directors. Five directors are appointed by the taxing units that participate in the district as provided by this section. If the county assessor-collector is not appointed to the board, the county assessor-collector serves as a nonvoting director.



Discuss and take action on Resolution R-33-23, a Resolution of the City Council of the City of Glenn Heights, Texas, approving a third amendment to the City of Glenn Heights Owner's Representative Consultant Services Agreement for the City facilities design-build project; authorizing the City Manager to execute the same; and providing an effective date. (Keith Moore, Deputy City Manager)

[illegible]

**CITY OF GLENN HEIGHTS, TEXAS
RESOLUTION NO. R-33-23**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS APPROVING A THIRD AMENDMENT TO THE CITY OF GLENN HEIGHTS OWNER’S REPRESENTATIVE CONSULTANT SERVICES AGREEMENT FOR CITY FACILITIES DESIGN-BUILD PROJECT; AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME; PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Glenn Heights and Mottla Enterprises, Inc., a/k/a Mottla Architects, Inc. (“Mottla”) previously, on March 8, 2019, entered into a consulting agreement (the ‘Agreement’) whereby Mottla agreed to provide the statutorily required owner’s representative services in connection with the City’s City Facilities design-build project; and

WHEREAS, the City and Mottla thereafter entered into a first amendment and a second amendment to that Agreement; and

WHEREAS, the parties now desire to further amend the Agreement to incorporate terms acknowledging that the scope of the project has been expanded to include the design and construction of an All-Abilities Park as a part of the City Facilities Design-Build Project and further to amend the terms for compensation of Mottla in regard to provision of services for this expansion of the project scope; and

WHEREAS, the City Council has determined that entering into the proposed third amendment to the Agreement will serve the general welfare, further the objectives of the City and will be in the best interest of the City, its citizens and local businesses;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, THAT:

SECTION 1. The Third Amendment to City of Glenn Heights Owner’s Representative Consultant Services Agreement for City Facilities Design-Build Project, attached hereto and incorporated herein by this reference as Exhibit “A,” is hereby approved and the City Manager is hereby authorized to execute the Third Amendment, in substantially the form of Exhibit “A,” and any other related and necessary documents on behalf of the City of Glenn Heights.

SECTION 2. This Resolution shall be effective immediately upon approval.

PASSED AND APPROVED this the 7th day of November 2023.

APPROVED:

Sonja A. Brown, Mayor

ATTEST:

APPROVED AS TO FORM:

Brandi Brown, City Secretary

Victoria Thomas, City Attorney
4871-0161-1916, v. 1

EXHIBIT A

[Third Amendment to Mottla Owner's Rep Services Agreement]

STATE OF TEXAS § **THIRD AMENDMENT TO CITY OF GLENN HEIGHTS**
 § **OWNER’S REPRESENTATIVE CONSULTANT**
 § **SERVICES AGREEMENT FOR CITY FACILITIES**
COUNTY OF DALLAS § **DESIGN-BUILD PROJECT**

This Third Amendment to City of Glenn Heights Owner’s Representative Consultant Services Agreement for City Facilities Design-Build Project is made by and between the City of Glenn Heights, Texas (the “City”) and Mottla Enterprises, Inc., a/k/a Mottla Architects, Inc. (“Consultant”), (each a “Party” and collectively the “Parties”), acting by and through their authorized representatives.

WHEREAS, the Parties previously entered into that certain City of Glenn Heights Owner’s Representative Consultant Services Agreement for City Facilities Design-Build Project on March 8, 2019 (the “Agreement”); and

WHEREAS, thereafter the Parties entered into a First Amendment on or about February 25, 2021, and subsequently also executed a Second Amendment to the Agreement; and

WHEREAS, the Parties desire to further amend the Agreement as stated in this Third Amendment to the City of Glenn Heights Owner’s Representative Consultant Services Agreement for City Facilities Design-Build Project to incorporate terms acknowledging that the scope of the Project has been expanded to include the design and construction of an All-Abilities Park as a part of the City Facilities Design-Build Project and further to amend the terms for compensation of the Consultant;

NOW THEREFORE, in consideration of the mutual promises contained herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree that the Agreement, as previously amended, is hereby further amended as follows:

1. That the second clause beginning with the word “**WHEREAS**” set forth in the Recitals of the Agreement is hereby amended to read in its entirety as follows:

“**WHEREAS**, the Consulta desires to render Consultant services for the City in accordance with the terms and conditions set forth in this Agreement in connection with provision of owner’s representative services for the City of Glenn Heights’ City Facilities Design-Build Project, which project encompasses all aspects of design and construction of a City Facilities Design-Build Project comprised of the following Project components: a City Public Safety Facility, a City Recreation Facility, a City Hall, a City Public Works Maintenance Facility, a City All Abilities Park, and rehabilitation of a City Community Center (the “Project”);”

2. That section 5.1 of Article V, **Compensation and Method of Payment**, is hereby amended to read in its entirety as follows:

“5.1 The City shall compensate the Consultant for the services by payment of a consultant’s fee for the Project in the amount of **\$4,200 per month**, with the first payment hereunder to be due and payable thirty days after the effective date of the amendment set forth in this paragraph 3 and monthly thereafter

until Project Completion or until the Agreement, including this Third Amendment thereto, is terminated, whichever is earlier.”

3. That Article VII, “**Miscellaneous**” is hereby amended by adding a new section 7.4 “Incorporation of Recitals” to read in its entirety as follows:

“7.4 **Incorporation of Recitals.** The matters recited above in the section entitled “**Recitals**” are hereby acknowledged as true and correct and are incorporated into and made a part of this Agreement by this reference.”

4. Effective Date. This Third Amendment to City of Glenn Heights Owner’s Representative Consultant Services Agreement for City Facilities Design-Build Project shall be effective on the date last signed by the parties’ duly authorized representatives.

5. The Agreement, as previously amended, shall continue in full force and effect except as amended herein. If any terms or conditions contained in the Third Amendment are inconsistent with the Agreement or any prior amendment thereto, the terms and conditions contained in the Third Amendment will be controlling.

EXECUTED this _____ day of _____, 2023.

Mottla Enterprises, Inc.

By _____
Name: Anthony Mottla, President and Director

EXECUTED this _____ day of _____, 2023.

City of Glenn Heights, Texas

By: _____
Clifford Blackwell, City Manager



Discuss and take action authorizing issuance of a change order under the City's design-build contract with Grossman Design Build for the City Center Project in an amount not to exceed \$1,492,500.00 for the purpose of upgrading site development for the construction of an All-Abilities Park and authorizing the City Manager to sign the change order and all necessary and related documents. (Keith Moore, Deputy City Manager)

[illegible]

All-Abilities Park



KEITH MOORE, DEPUTY CITY MANAGER

NOVEMBER 7, 2023

Original Concept Design



Cost Estimate \$1.4 Million



New Concept Design Option 1

The logo of the City of Glenn Heights is a circular seal. It features a blue outer ring with the words "CITY OF" at the top and "GLENN HEIGHTS" at the bottom in white capital letters, separated by two white stars. The center of the seal is white and contains a stylized graphic of a city skyline with three buildings of varying heights. To the left of the skyline is a large blue five-pointed star.

New Concept Design Overview



New Concept Design Overview



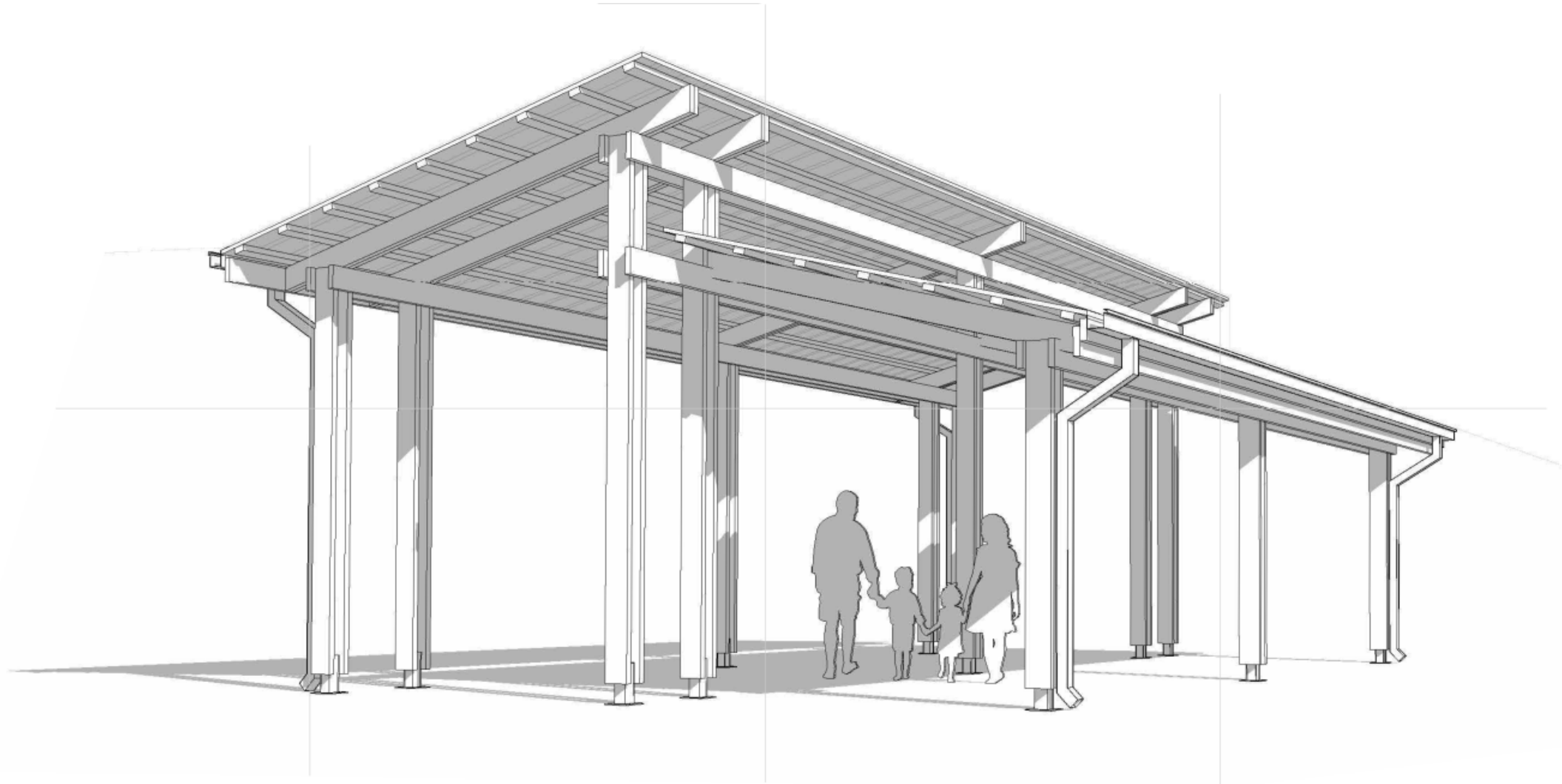
New Concept Design Park Elevation



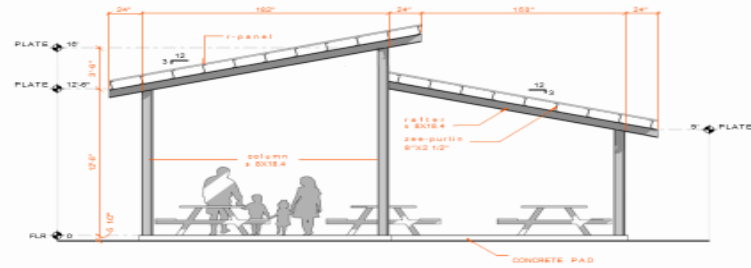
New Concept Design Park Pavilion



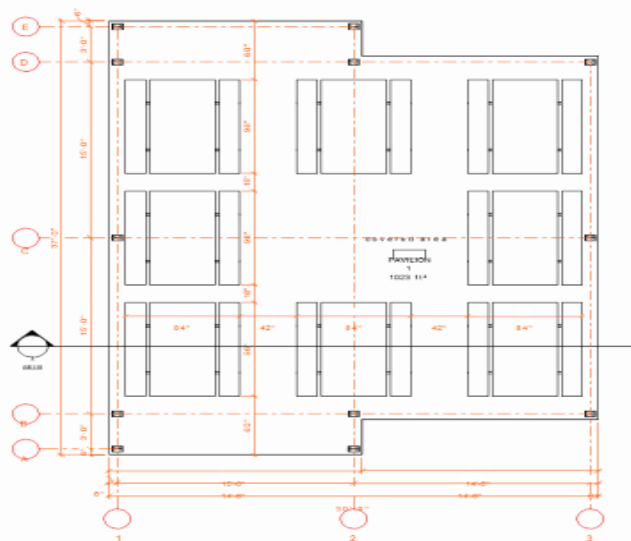
New Concept Design Park Pavilion



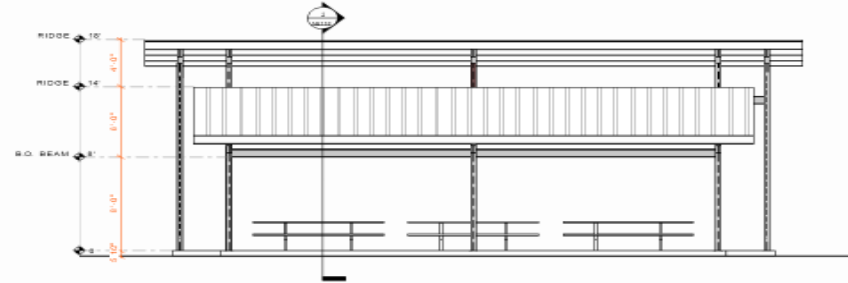
New Concept Design Pavilion Overview



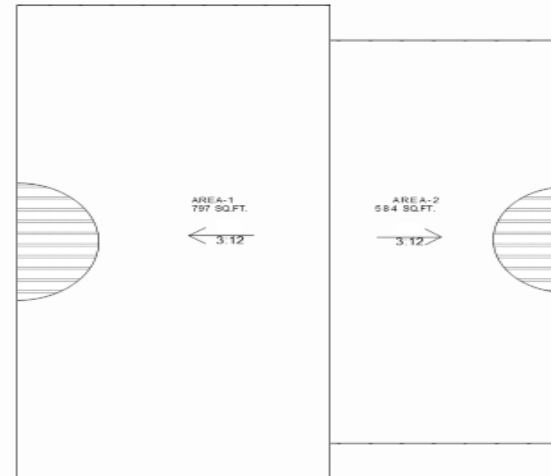
1 PAVILION, SOUTH ELEVATION
SCALE 1/4" = 1'-0"



6 PAVILION, FLOOR PLAN
SCALE 1/4" = 1'-0"



2 Pavilion, East elevation
SCALE 1/4" = 1'-0"



3 PAVILION, ROOF PLAN
SCALE 1/4" = 1'-0"

grossman
DESIGN | BUILD

Grossman Design Build
901 East Broad Street
Marshall, Texas 75683
937-475-0088
WWW.GROSSMANSIGNBUILD.COM

CONSULTANTS

PROFESSIONAL ARCHITECT
STATE OF TEXAS
12588
SEP 12-21

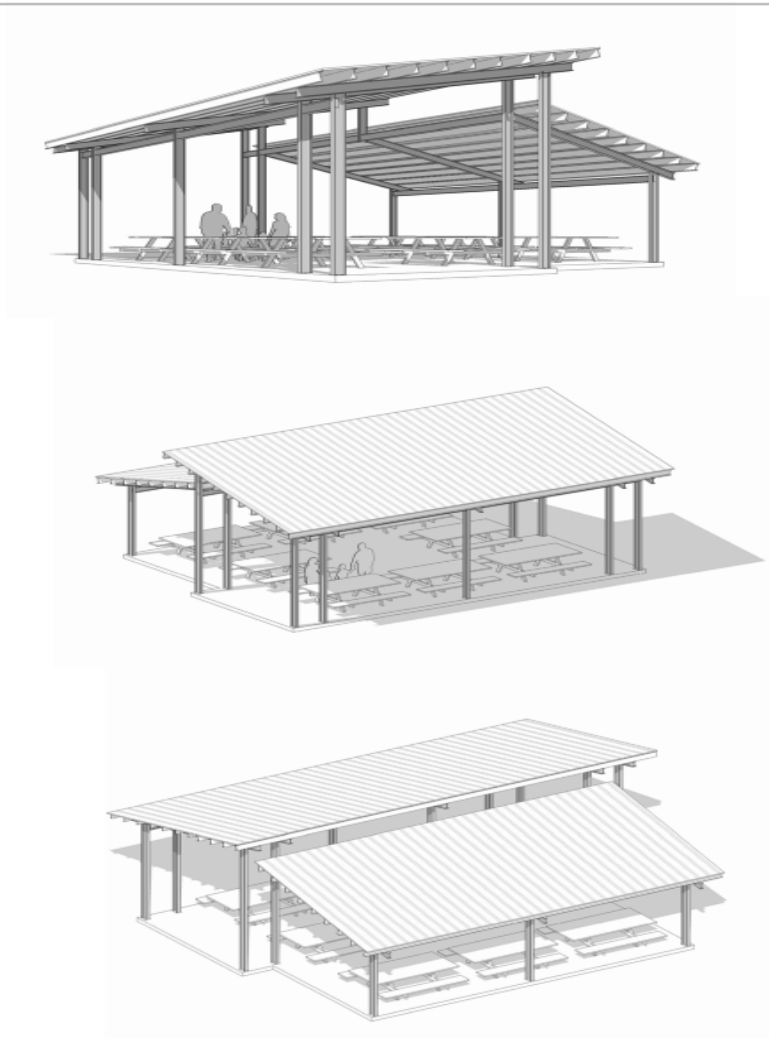
GLENN HEIGHTS
MAKE A WISH PARK
TBD SOUTH HAMPTON RD.
GLENN HEIGHTS, TEXAS 75054

NO.	ISSUED	REVISION	DESCRIPTION
MARK	DATE		DESCRIPTION

PROJECT NO.
CADD DWG FILE
DRAWN BY:
CHECKED BY:
COPYRIGHT
GROSSMAN DESIGN BUILD 2021
SHEET TITLE

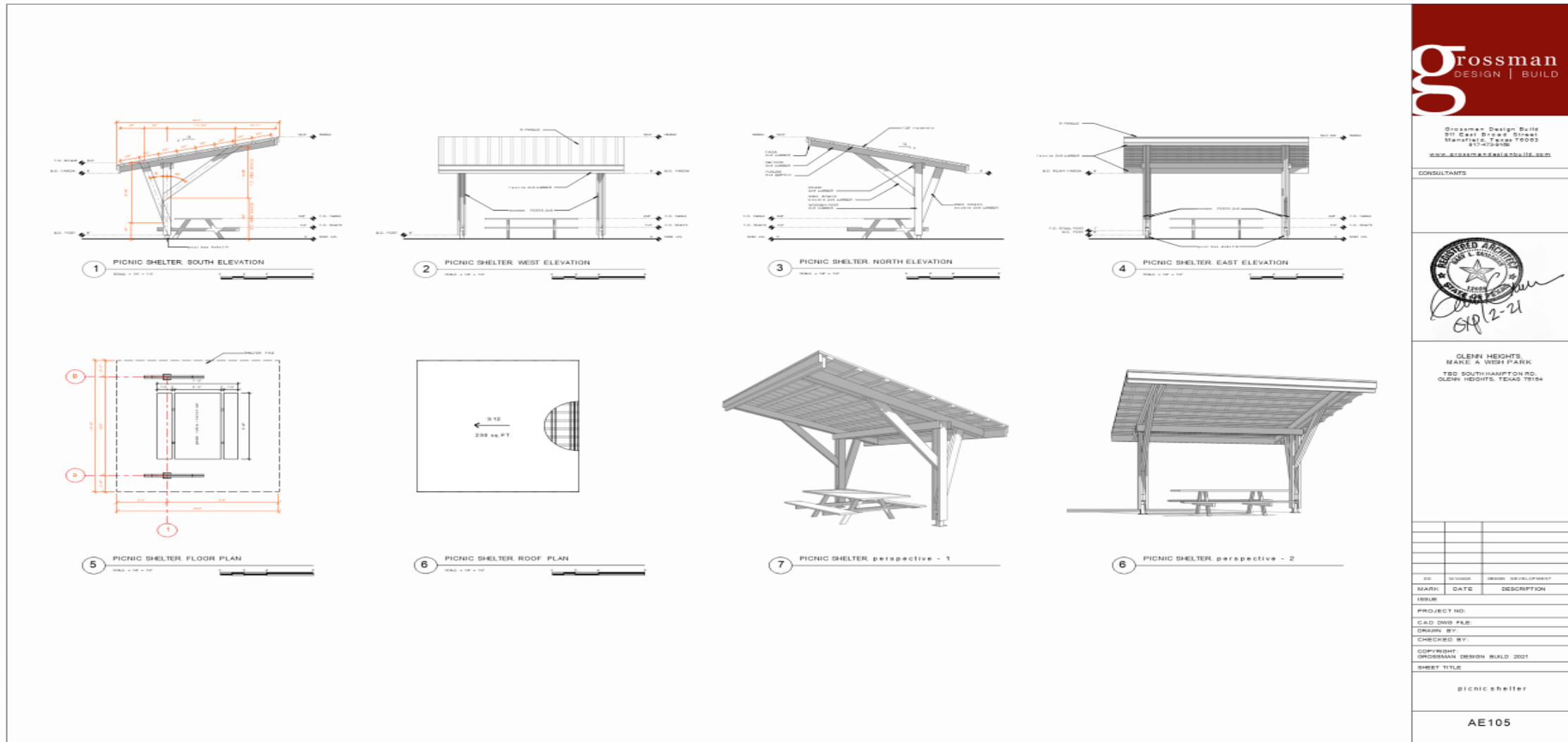
PAVILION WITH RESTROOM

AE117

The logo of the City of Glenn Heights is a circular seal. It features a blue outer ring with the text "CITY OF" at the top and "GLENN HEIGHTS" at the bottom, separated by two stars. The center of the seal is white and contains a stylized graphic of a star and a building.

 Grossman DESIGN BUILD			
Grossman Design Build 811 East Broad Street Houston, Texas 77002 817-475-0108 www.grossmandesignbuild.com			
CONSULTANTS			
			
GLENN HEIGHTS, MAKE A WISH PARK TBD, SOUTH HAMPTON RD. GLENN HEIGHTS, TEXAS 77554			
DWG	TITLE NUMBER	ISSUED	DATE / APPROVAL
MARK	DATE	DESCRIPTION	
ISSUE			
PROJECT NO.			
CAD DWG FILE			
DRAWN BY:			
CHECKED BY:			
COPYRIGHT GROSSMAN DESIGN BUILD 2021			
SHEET TITLE			
PAVILION WITH RESTROOM			
AE118			

New Concept Design Picnic Shelter



Option 1 Cost Estimate Breakdown



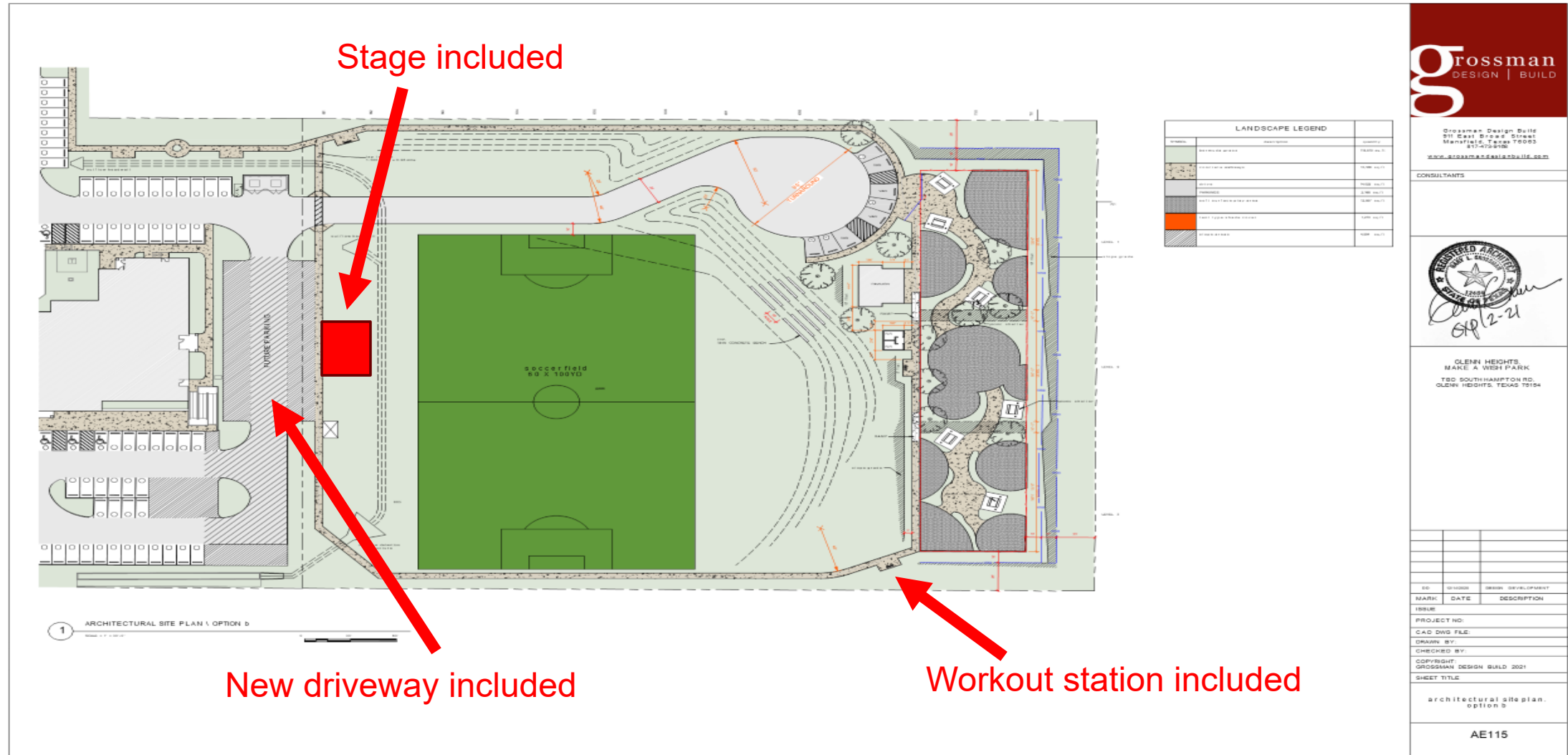
- **\$30,000** Dirt work/haul off to prep area, drive and park
- **\$158,000** Concrete Costs at 14,022 sq ft driveway, 2,168 sq ft parking to park
- **\$22,000** Plumbing, rough in, stack, trim with stainless steel fixt.
- **\$30,000** CMU block bathroom walls, split face CMU materials and labor
- **\$108,000** Concrete work for slab on bathroom, pavilion, sidewalks and playground
- **\$60,000** 4,000 sq ft of turf installed at different areas in playground
- **\$30,000** 4' wrought iron fence all around play area with 5 gates
- **\$62,000** Shade and picnic areas, 5 picnic areas
- **\$72,500** Metal Pavilion Structure and Bathroom Roof (open air concept)
- **\$99,000** Electrical Work (200 AMP panel for all, 4 tower lights-20', lighting at pavilion and bathrooms)
- **\$85,000** Landscaping/Irrigation similar to that of City Center Project around Park, hydro-mulch the pond walls and base
- **\$25,000** Signage for entry way at drive and at entry to Park

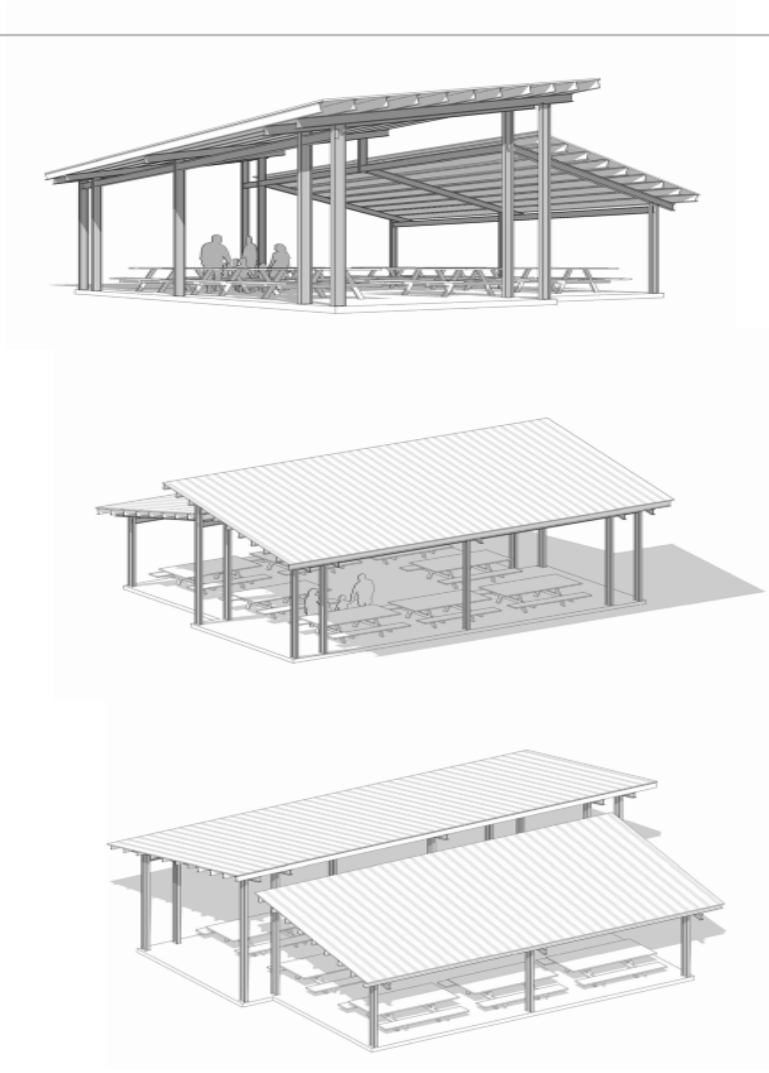
TOTAL CHANGE ORDER COST

\$1,492,500

New Concept Design Option 2

New Concept Design Option 2 Overview



The logo of the City of Glenn Heights is a circular seal. It features a blue outer ring with the text "CITY OF" at the top and "GLENN HEIGHTS" at the bottom, separated by two stars. The center of the seal is white and contains a stylized graphic of a star and a building.

 Grossman DESIGN BUILD			
Grossman Design Build 811 East Broad Street Houston, Texas 77002 817-475-0108 www.grossmandesignbuild.com			
CONSULTANTS			
			
GLENN HEIGHTS, MAKE A WISH PARK TBD, SOUTH HAMPTON RD. GLENN HEIGHTS, TEXAS 77554			
DWG	DATE	ISSUED	DESCRIPTION
MARK:			
DATE:			
DESCRIPTION:			
ISSUE			
PROJECT NO.			
CAD DWG FILE			
DRAWN BY:			
CHECKED BY:			
COPYRIGHT GROSSMAN DESIGN BUILD 2021			
SHEET TITLE			
PAVILION WITH RESTROOM			
AE118			

New Concept Design Work Out Equipment Examples



Option 2 Cost Estimate Breakdown



- **\$30,000** Dirt work/haul off to prep area, drive and park
- **\$158,000** Concrete Costs at 14,022 sq ft driveway, 2,168 sq ft parking to park
- **\$22,000** Plumbing, rough in, stack, trim with stainless steel fixt.
- **\$30,000** CMU block bathroom walls, split face CMU materials and labor
- **\$108,000** Concrete work for slab on bathroom, pavilion, sidewalks and playground
- **\$60,000** 4,000 sq ft of turf installed at different areas in playground
- **\$30,000** 4' wrought iron fence all around play area with 5 gates
- **\$62,000** Shade and picnic areas, 5 picnic areas
- **\$72,500** Metal Pavilion Structure and Bathroom Roof (open air concept)
- **\$99,000** Electrical Work (200 AMP panel for all, 4 tower lights-20', lighting at pavilion and bathrooms)
- **\$85,000** Landscaping/Irrigation similar to that of City Center Project around Park, hydro-mulch the pond walls and base
- **\$25,000** Signage for entry way at drive and at entry to Park
- **\$207,292** Concrete per plan attached for hatched area, 19,312 sq ft of drive/parking behind City Hall cut existing concrete and remove, power-washing/striping/curb stops
- **\$72,500** Metal Pavilion stage area with concrete slab (open air concept) to similarly match other pavilion and shade structures 30'x 40' with joists to hang owner provided equipment.
- **\$35,000** Rodv Weight Equipment around outside walking track (5 pieces)

TOTAL CHANGE ORDER COST

\$1,807,292

Funding



OPTION 1

- \$700,000 from Capital Projects Fund (BUDGETED)
- \$700,000 from Park Fee Fund (BUDGETED)
- \$92,500 from Park Fee Fund Balance (NOT BUDGETED)

OPTION 2

- \$700,000 from Capital Projects Fund (BUDGETED)
- \$700,000 from Park Fee Fund (BUDGETED)
- \$407,292 from Park Fee Fund Balance (NOT BUDGETED)
- Park Fee Fund remaining balance as of today \$

Staff Recommendation



- Authorizing the City Manager to execute a change order with Grossman Design Build for the site work to include the All-Abilities Park with either funding Option 1 or funding Option 2.
- Estimated construction time 7 to 9 months.







1003 East Broad St. #107 • Mansfield TX 76063 • 817-454-0898

All Abilities Park at Glenn Heights City Center Change Order

October 26, 2023

**Cliff Blackwell, City Manager, Glenn Heights
1948 S. Hampton Dr.
Glenn Heights, TX**

General Park Estimate

\$30,000.00	Dirt work/haul off to prep area, drive and park
\$158,000.00	Concrete Costs at 14,022 sq ft driveway, 2,168 sq ft parking
\$22,000.00	Plumbing, rough in, stack, trim with stainless steel fixt.
\$30,000.00	CMU block bathroom walls, split face CMU materials and labor
\$108,000.00	Concrete work for slab on bathroom, pavilion, sidewalks and playground area
\$531,000.00	All Playground Equipment and Install
\$180,000.00	Soft ground around play structures, materials and labor
\$60,000.00	4,000 sq ft of turf installed at different areas in playground
\$30,000.00	4' wrought iron fence all around play area with 5 gates
\$62,000.00	Shade and picnic areas, 5 picnic areas
\$72,500.00	Metal Pavilion Structure and Bathroom Roof (open air concept)
\$99,000.00	Electrical Work (200 AMP panel for all, 4 tower lights-20', lighting at pavilion and bathrooms)
\$85,000.00	Landscaping/Irrigation similar to that of City Center Project around Park, hydro-mulch the pond walls and base
\$25,000.00	<u>Signage for entry way at drive and at entry to Park</u>
\$1,492,500.00	TOTAL CHANGE ORDER COST*

***Note-Does not include running water/sewer to bathrooms. COGH will run these lines themselves with in 10' of bathrooms.**

Brian Grossman, Partner GDB



1003 East Broad St. #107 • Mansfield TX 76063 • 817-454-0898

All Abilities Park at Glenn Heights City Center Change Order

October 31, 2023

Cliff Blackwell, City Manager, Glenn Heights

1948 S. Hampton Dr.

Glenn Heights, TX

General Park Estimate

\$30,000.00	Dirt work/haul off to prep area, drive and park
\$158,000.00	Concrete Costs at 14,022 sq ft driveway, 2,168 sq ft parking to park
\$22,000.00	Plumbing, rough in, stack, trim with stainless steel fixt.
\$30,000.00	CMU block bathroom walls, split face CMU materials and labor
\$108,000.00	Concrete work for slab on bathroom, pavilion, sidewalks and playground area
\$531,000.00	All Playground Equipment and Install
\$180,000.00	Soft ground around play structures, materials and labor
\$60,000.00	4,000 sq ft of turf installed at different areas in playground
\$30,000.00	4' wrought iron fence all around play area with 5 gates
\$62,000.00	Shade and picnic areas, 5 picnic areas
\$72,500.00	Metal Pavilion Structure and Bathroom Roof (open air concept)
\$99,000.00	Electrical Work (200 AMP panel for all, 4 tower lights-20', lighting at pavilion and bathrooms)
\$85,000.00	Landscaping/Irrigation similar to that of City Center Project around Park, hydro-mulch the pond walls and base
\$25,000.00	Signage for entry way at drive and at entry to Park
\$207,292.00	Concrete per plan attached for hatched area, 19,312 sq ft of drive/parking behind City Hall, cut existing concrete and remove, power-washing/stripping/curb stops
\$72,500.00	Metal Pavilion stage area with concrete slab (open air concept) to similarly match other pavilion and shade structures 30'x 40' with joists to hang owner provided equipment.
\$35,000.00	Body Weight Equipment around outside walking track (5 pieces)

\$1,807,292.00 TOTAL CHANGE ORDER COST*

***Note-Does not include running water/sewer to bathrooms. COGH will run these lines themselves with in 10' of bathrooms.**

Brian Grossman, Partner GDB

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